141.0	0005	0009.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	877,100 /	877,100
					USE VALUE:	877,100 /	877,100
					ASSESSED:	877,100 /	877,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
30		STEVENS TERR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LANG KENNETH R & MARCELLA G
Owner 2:	
Owner 3:	
Street 1:	30 STEVENS TERR
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .179 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1938, having primarily Aluminum Exterior and 2473 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7798.000	353,900		523,200	877,100
Total Card	0.179	353,900		523,200	877,100
Total Parcel	0.179	353,900		523,200	877,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 354.67 /Parcel: 354.67

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 90957

GIS Ref

GIS Ref

Insp Date 04/20/18

!10924!

PREVIOUS ASSESSMENT

Parcel ID 141.0-0005-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	353,900	0	7,798.	523,200	877,100		Year end	12/23/2021
2021	101	FV	342,900	0	7,798.	523,200	866,100		Year End Roll	12/10/2020
2020	101	FV	342,900	0	7,798.	523,200	866,100	866,100	Year End Roll	12/18/2019
2019	101	FV	271,400	0	7,798.	490,500	761,900	761,900	Year End Roll	1/3/2019
2018	101	FV	277,500	0	7,798.	405,400	682,900	682,900	Year End Roll	12/20/2017
2017	101	FV	277,500	0	7,798.	372,700	650,200	650,200	Year End Roll	1/3/2017
2016	101	FV	277,500	0	7,798.	340,000	617,500	617,500	Year End	1/4/2016
2015	101	FV	262,100	0	7,798.	333,500	595,600	595,600	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	11:36:09

LAST REV

Date	Time
06/12/18	14:56:15
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10924

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	875-121		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	90957
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/31/2018	721	Redo Kit	79,186	C				
4/6/2018	378	Inter-De	3,000	C				
11/29/2001	899	Addition	20,000	C				12X13KIT ADDITION
10/17/2001	792	Det. Gar	2,000	C				REPAIR GARAGE
1/30/1993	26		25,000					GARAGE/L.A. ABOVE

ACTIVITY INFORMATION

Date	Result	By	Name
4/20/2018	Meas/Inspect	CC	Chris C
12/2/2008	Meas/Inspect	372	PATRIOT
5/16/2002	Permit Visit	PM	Peter M
10/27/2000	Hearing N/C	163	PATRIOT
12/1/1999	Mailer Sent		
11/22/1999	Measured	243	PATRIOT
7/1/1988		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7798		Sq. Ft.	Site		0	80.	0.84	9									523,152						523,200	

Total AC/HA: 0.17902 | Total SF/SM: 7798 | Parcel LUC: 101 One Family | Prime NB Desc Brackett | Total: 523,152 | Spl Credit | Total: 523,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:	4 - Vinyl	50	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1938	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:	6 - Average	10	%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	3	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.07458544
Const Adj.:	0.99989998
Adj $ / SQ:	139.682
Other Features:	84368
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	480781
Depreciation:	126926
Depreciated Total:	353854

COMMENTS

OF=2 BIDETS, BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	4	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	2001
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	4	M
Totals			
1	9	4	

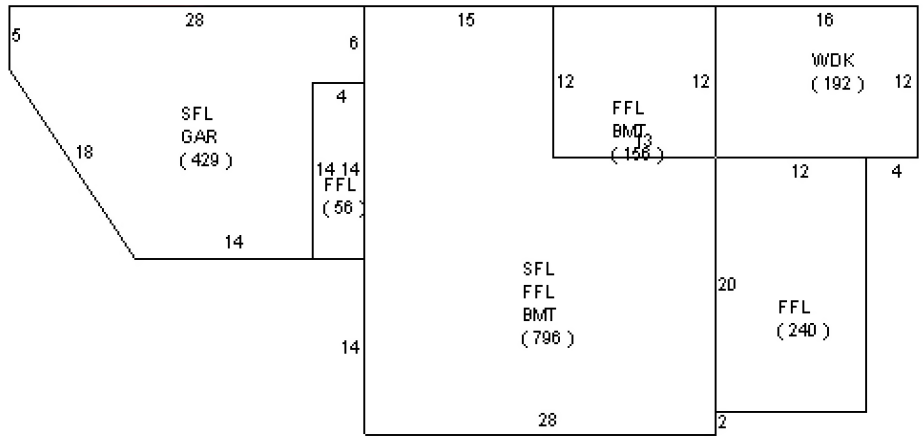
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	139.68
Special Features:	0	Val/Su Net:	87.47
Final Total:	353900	Val/Su SzAd	143.11

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,248	139.680	174,323
SFL	Second Floor	1,225	139.680	171,111
BMT	Basement	952	41.900	39,893
GAR	Garage	429	20.830	8,934
WDK	Deck	192	11.210	2,152

Net Sketched Area:	4,046	Total:	396,413
Size Ad	2473	Gross Area	4046	FinArea	2473
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

141.0-0005-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc